(8) That [illegible] taxes, [illegible] That it will comply with all [illegible]

(9) That [illegible] proceedings to be instituted pursuant to the [illegible] to be fixed by the Court in the event said premises are occupied by [illegible] and the costs of the [illegible] shall be added to the debt secured hereby.

(10) That if there is a default in any of the terms, conditions or covenants of the [illegible] the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall forthwith be due and payable, and the Mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(11) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully pay all the rents, taxes, and assessments on the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and effect.

(12) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(13) If the mortgagor should convey the property or any interest therein to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than it herein above set forth or should the mortgagor or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

(14) Mortgagee shall be entitled to receive any sums which have heretofore or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option of mortgagee, to collect and receipt for same. Unless otherwise agreed, any sums received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of its maturity.

(15) If mortgagor fails to pay any installment of principal or interest or any other amount or any prior mortgage which the same becomes due, mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

WITNESS the Mortgagor's hand and seal this 16th day of January, A.D. 19 79

SIGNED, sealed and delivered in the presence of:

Carl S. Neely (SEAL)

(SEAL)

(SEAL)

Rachel S. Neely (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he saw the within named mortgagor sign, seal and as its act and deed deliver the within mortgage deed and that he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of January, A.D. 19 79

Notary Public for South Carolina
My Commission Expires 5-4-84

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the undersigned wife (wives) of the above named mortgagor(s) did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and also her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of January, A.D. 19 79

Rachel S. Neely

Notary Public for South Carolina
My Commission Expires 5-8-84

RECORDED JAN 16 1979 at 3:28 P.M. 21110

PYLE & LEAPHART
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Carl S. Neely and Rachel S. Neely

TO MORTGAGEE, INC.

Mortgage of Real Estate

Given under my hand this 19th day of January, A.D. 19 79 at 3:28 P.M.

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Register of Mesne Conveyance, Greenville County
STATE OF SOUTH CAROLINA

TO MORTGAGEE, INC.

$8,979.34 Lots 2 & 3 Holland Ford Rd.

T.2.RV 2267